



**TOWN OF ACTON**  
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**Planning Department**

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Planning Board **Date:** January 20, 2007  
**From:** Kristin K. Alexander, AICP, Assistant Town Planner  
**Subject:** **Grassy Pond Place Definitive Subdivision (Residential Compound)**  
*formerly known as Fort Pond Place*

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Below is basic information about the proposal and Planning Department comments. Comments were received from other Town departments/agencies and two abutters to the project. The applicant should address all comments received.

**Location:** 53 Fort Pond Road  
**Map and Parcel:** C-3, 6-1  
**Tract Size:** 9.3 acres  
**Number of Lots:** 4 (one existing house)  
**Zoning:** Residence 8 (R-8), Groundwater Protection District (GPD) Zone 4  
**Applicant/Owner:** Gustavus and Catherine Esselen, Grapevine, TX  
**Public Hearing:** January 23, 2007 (8:15 p.m.)

**General Plan Comment**

1. On Sheet 2, make the proposed stonewall symbol bold.

**Comments based on Preliminary Decision 06-07 (Decision 06-07)**

2. Show on the Plan the approximate location of the Gianetto/Duffy septic system (Condition 3.2.2).
3. In Condition 3.2.10, it states that the house layout for Lot 2 (now Lot 18) should be reconfigured to preserve a meaningful natural buffer to the Young property. This part of Condition 3.2.10 has not been addressed.
4. Condition 3.2.17 states that the applicant shall explore options for relocating the drainage areas further away from the proposed dwellings. This Condition has not been addressed.
5. The Declaration of Common Driveway and Utility Easement document should make it clear that the drainage system will also need to be maintained by the homeowners and

reference the Drainage System Operation and Maintenance Plan (on Plan Sheet 5) either by attaching it to the Declaration or inserting the language directly into the Declaration.